

1IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Hickory Falls Rd., 250 ft.
N of c/l Parkfalls Drive * ZONING COMMISSIONER
9505 Hickory Falls Road
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
Gary M. Gabris, et al * Case No. 95-399-A
Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 9505 Hickory Falls Way in the Oakhurst subdivision of Baltimore County. The Petition is filed by Gary M. Gabris and Suzanne Gabris, property owners. Variance relief is requested from Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (BCZR) to permit a distance of 13 ft., between dwellings, in lieu of the required 25 ft. The subject property and relief requested are more particularly described on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Variance. The case was originally filed as a Petition for Administrative Variance. In certain instances, variance relief may be granted administratively without a public hearing. However, a public hearing was requested by the Zoning Commissioner in order to clarify several issues relating to the Petitioners' request.

Appearing at the requisite public hearing held for this case were the aforementioned property owners/Petitioners, Gary M. Gabris and Suzanne M. Gabris. There were no Protestants or other interested persons present. However, the Petitioners did provide a letter in support of the variance from their neighbors.

Testimony and evidence offered was that the subject site is approximately .15 acres in area and is zoned D.R.5.5. The site is within the Oakhurst residential subdivision and is improved by a 2 story brick and

ORDER RECEIVED FOR FILING

DATE

BY

2/20/95
Mr. [Signature]

RECEIVED

frame single family dwelling. The existing dwelling features an attached one car garage and driveway. The Petitioners indicated that they desire to expand the garage and convert same so as to provide storage space for a second car. A 12 ft. wide by 27 ft. 5 inches deep attached garage is proposed. Likewise, the driveway serving the existing garage will be widened to provide vehicular access. The Petitioners cite as reasons in support of their request the need for additional storage space and security.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. I am persuaded that the Petitioners have satisfied the requirements for the grant of a variance set forth in Section 307 of the BCZR and the case law. Clearly, an additional construction to the house on any portion of the dwelling other than proposed is not practical.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of July, 1995 that a variance from Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (BCZR) to permit a distance of 13 ft., between dwellings, in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restrictions.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

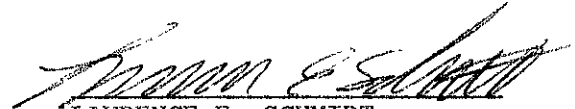
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall


7/20/95
M. G. G. G.

contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES/mmn


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

COPIES RECEIVED FOR FILING
7/20/95
BY 

396
95-399-A

Beginning on the east side of Hickory Falls Way,
50 feet wide, at the distance of 250 feet north
of the centerline of Parkfalls Drive. Being Lot
53 of the Oakhurst subdivision, Section 3,
Plat 1, as recorded in Plat Book 42, Folio 132.
Also known as 9505 Hickory Falls Way containing
• 15 acres in the 11th Election District

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-388-A

District 11th Date of Posting 5/13/95

Posted for: Variance

Petitioner: Suzanne & Gary Gobris

Location of property: 9505 Hickory Falls Rd.

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by [Signature] Date of return: 5/19/95
Signature

Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-399-A

Account: R-001-6150

Number

Date 5-3-95

Taken In By: JMDK
Item : 396

Gabris, Suzanne - 9565 Hickory Falls Way

010- Res Var. - \$50.00

080- Sign posty - \$35.00

Total - \$85.00

RECEIVED

01A0180027M1C0NC

\$85.00

54 001168AM05-03 95

Please Make Checks Payable To: Baltimore County

Cashier Validation

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-399-A
(Item 396)

9505 Hickory Falls Road
E/S Hickory Falls Road,
250' N of c/I Parkfalls Drive
11th Election District
5th Councilmanic

Legal Owner(s):

Suzanne Gabris and
Gary M. Gabris

Hearing: Monday,

July 17, 1995 at 11:30
a.m. in Rm. 118, Old
Courthouse.

Variance to permit 13 feet
between dwellings in lieu of 25
feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.

6/272 June 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/22, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 6/22, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Signature~~

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-399-R

District: 11th Date of Posting: 6/17/95

Posted for: Variances

Petitioner: Suzanne & Gary Gabri's

Location of property: 9505 Hickory Falls Rd, FL

Location of Signs: Facing roadway on property being zoned

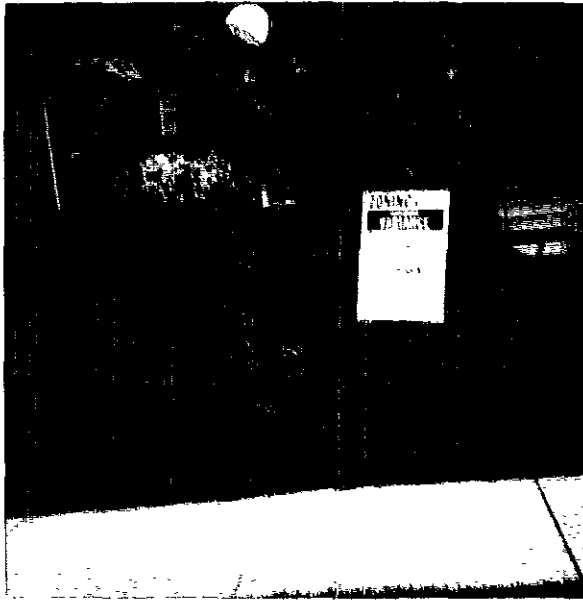
Remarks: _____

Posted by: [Signature] Date of return: 6/23/95

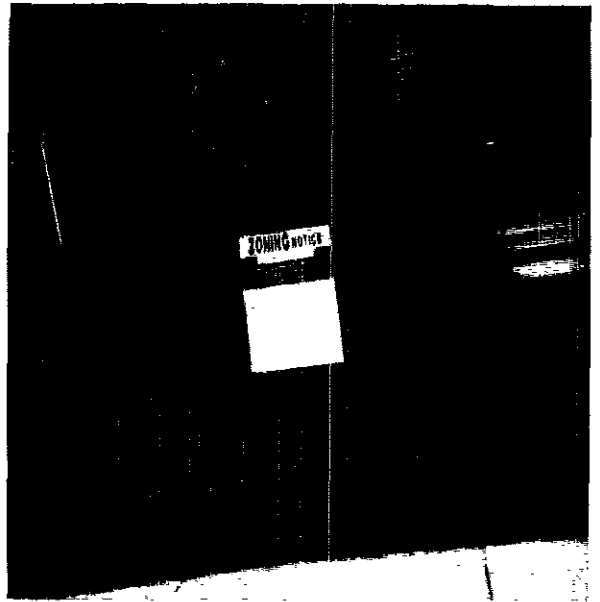
Signature

Number of Signs: 1

MICROFILMED



349



311

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 396

Petitioner: Suzanne Gabris

Location: 9505 Hickory Falls Way 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Suzanne Gabris

ADDRESS: 9505 Hickory Falls Way
Baltimore, MD 21236

PHONE NUMBER: 529-2331

AJ:ggg

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
June 22, 1995 Issue - Jeffersonian

Please forward billing to:

Suzanne and Gary Gabris
9505 Hickory Falls Way
Baltimore, MD 21236
529-2331

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-399-A (Item 396)
9505 Hickory Falls Road
E/S Hickory Falls Road, 250' N of c/l Parkfalls Drive
11th Election District - 5th Councilmanic
Legal Owner(s): Suzanne Gabris and Gary M. Gabris
HEARING: MONDAY, JULY 17, 1995 at 11:30 a.m. in Room 118, Old Courthouse.

Variance to to permit 13 feet between dwellings in lieu of 25 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 15, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-399-A (Item 396)

9505 Hickory Falls Road

E/S Hickory Falls Road, 250' N of c/l Parkfalls Drive

11th Election District - 5th Councilmanic

Legal Owner(s): Suzanne Gabris and Gary M. Gabris

HEARING: MONDAY, JULY 17, 1995 at 11:30 a.m. in Room 118, Old Courthouse.

Variance to to permit 13 feet between dwellings in lieu of 25 feet.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, stylized "J" and "A".

Arnold Jablon
Director

cc: Suzanne and Gary Gabris

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 11, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-399-A (Item 396)
9505 Hickory Falls Road
E/S Hickory Falls Road, 250' N of c/l Parkfalls Drive
11th Election District - 5th Councilmanic
Legal Owner(s): Suzanne Gabris and Gary M. Gabris

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 14, 1995. The closing date (May 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Suzanne Gabris and Gary Gabris



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 25, 1995

Mr. and Mrs. Gary M. Gabris
9505 Hickory Falls Way
Baltimore, Maryland 21236

RE: Item No.: 396
Case No.: 95-399-A
Petitioner: G. M. Gabris

Dear Mr. and Mrs. Gabris:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 16, 1995

SUBJECT: 9505 Hickory Falls Way

INFORMATION:

Item Number: 396
Petitioner: Gabris Property
Property Size: _____
Zoning: DR-5.5
Requested Action: Variance
Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

The applicants request a variance to permit a setback of 13' in lieu of the required 25'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: Jeffrey W Long

Division Chief: Carol L. Kerns

PK/JL

MICROFILMED

To: Joyce Watson
ZAC Comm

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 5/15/95

DATE: 5/16/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

393

394

395

396

398

399

400

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 15, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 392, 394, 395, 396,
397, 398, 399 AND 400.

RECEIVED

MAY 16 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-12-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 396 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: May 23, 1995
Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 22, 1995
Item No. 396

The Developers Engineering Section has reviewed the subject zoning item. The driveway entrance to the proposed garage is to be built per Department of Public Works' Standard Plate R-15A, Typical Driveway Entrance, sidewalk to curb distance varies. A curb cut permit is required.

RWB:sw

To Whom It May Concern,

I have no objections to the proposed garage addition at 9505 Hickory Falls Way. Gary and/or Suzanne Gabris have fully described the addition to me.

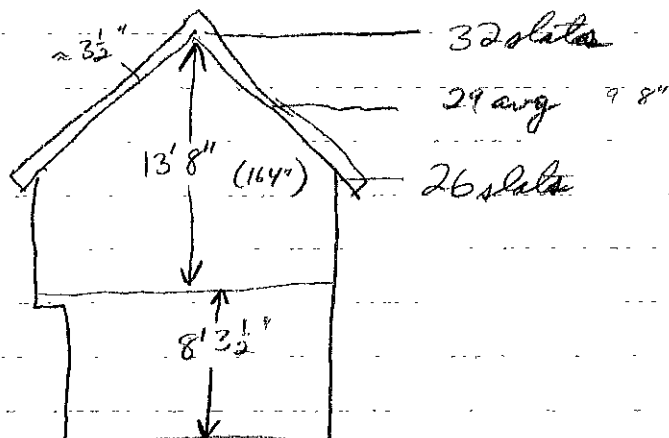
James R. Newstetter
John R. Hincart
9507 Hickory Falls Way

11/20/2017

396

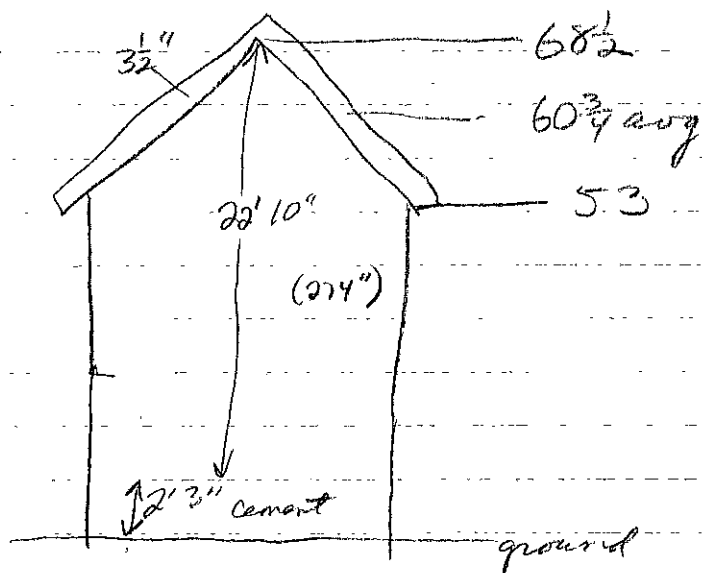
our house

hi 22' 3"
avg 18' 3"
low



Raj's house

hi 26' 4 1/2"
avg 22' 9 1/2"
low



MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Herbert & Esther Bush
GARY & SUZANNE GABRIS

#6 Opie Rd 21162
9525 HICKORY FALLS WAY 21236



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

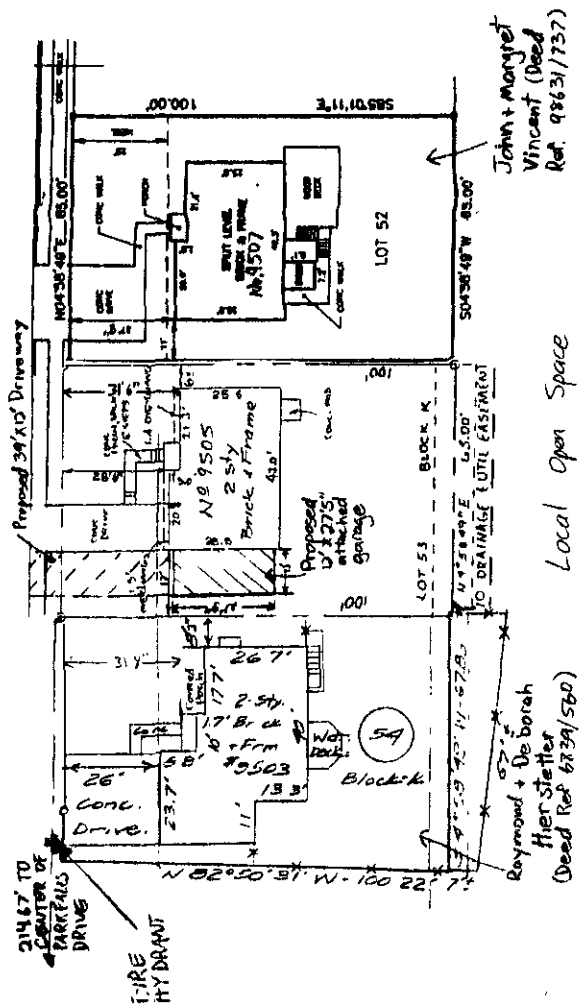
PROPERTY ADDRESS: 9505 Hickory Falls Way

Subdivision name: Oakhurst
 plat book # 42, folio # 132, lot # 53, section # 3

OWNER: Suzanne & Gary M. Gabris

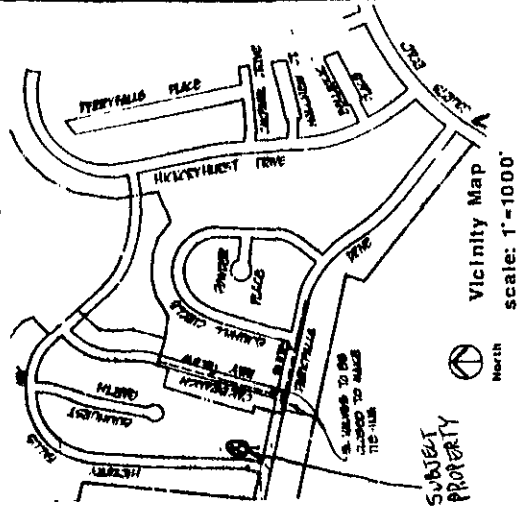
95-399-A
Plat No 1

HICKORY FALLS WAY 50' RW 40' PAVING
 UTILITIES IN CENTER OF STREET



North

date: _____ prepared by: S. Gabris Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 11
 Councilmanic District: 5
 1" = 200' scale map #: NE11-F
 Zoning: OR 5.5
 Lot size: 0.15 acreage 6500 square feet

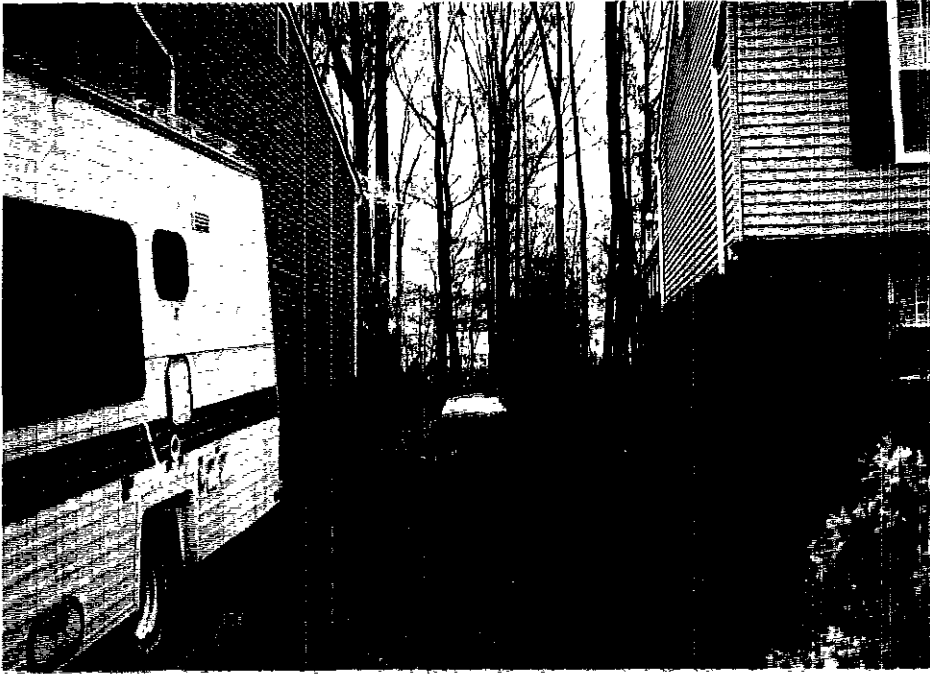
SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private
 Chesapeake Bay Critical Area: ☐ yes ☒ no
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

MDK 396

95-397-A



Side of house
where garage is ^{NOT}
being placed.



Side of house
where garage is
being placed.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 19, 1995

Mr. and Mrs. Gary M. Gabris
9505 Hickory Falls Way
Baltimore, Maryland 21236

RE: Case No. 95-399-A
Petition for Variance
Property: 9505 Hickory Falls Way

Dear Mr. and Mrs. Gabris:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED





Petition for Administrative Variance

95-399-A

to the Zoning Commissioner of Baltimore County

for the property located at 9505 Hickory Falls Way
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1701.2.C.6. (V.B. 3.B., 1970) to permit 13' between dwellings
in lieu of 25.'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

see reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Suzanne Gabris
(Type or Print Name)

Suzanne Gabris
Signature

Gary M. Gabris
(Type or Print Name)

Gary M. Gabris
Signature

9505 Hickory Falls Way 529-2331
Address Phone No.

Baltimore, MD 21236
City State Zipcode

Name, Address and phone number of representative to be contacted.

Suzanne Gabris
Name

9505 Hickory Falls Way 529-2331
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: mk

DATE: 5/3/95

ESTIMATED POSTING DATE: 5/14/95



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

396

microfilm

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9505 Hickory Falls Way
address
Baltimore, MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We have local open space in the back and a fire hydrant within 100' of our house. There are no windows on the sides between the 2 houses where the addition would go. Our neighbors have OK'd the addition. They have put additions on their house & improved it. We have one of the smaller houses in the neighborhood & would like to upgrade it to be similar to the rest of the neighbors. Our house is offset, with 17' on the addition side. We can not fully utilize our lot if we can't add on.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Suzanne Gabris
(signature)
Suzanne Gabris
(type or print name)



Gary M. Gabris
(signature)
Gary M. Gabris
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of April, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Suzanne Gabris and Gary M. Gabris

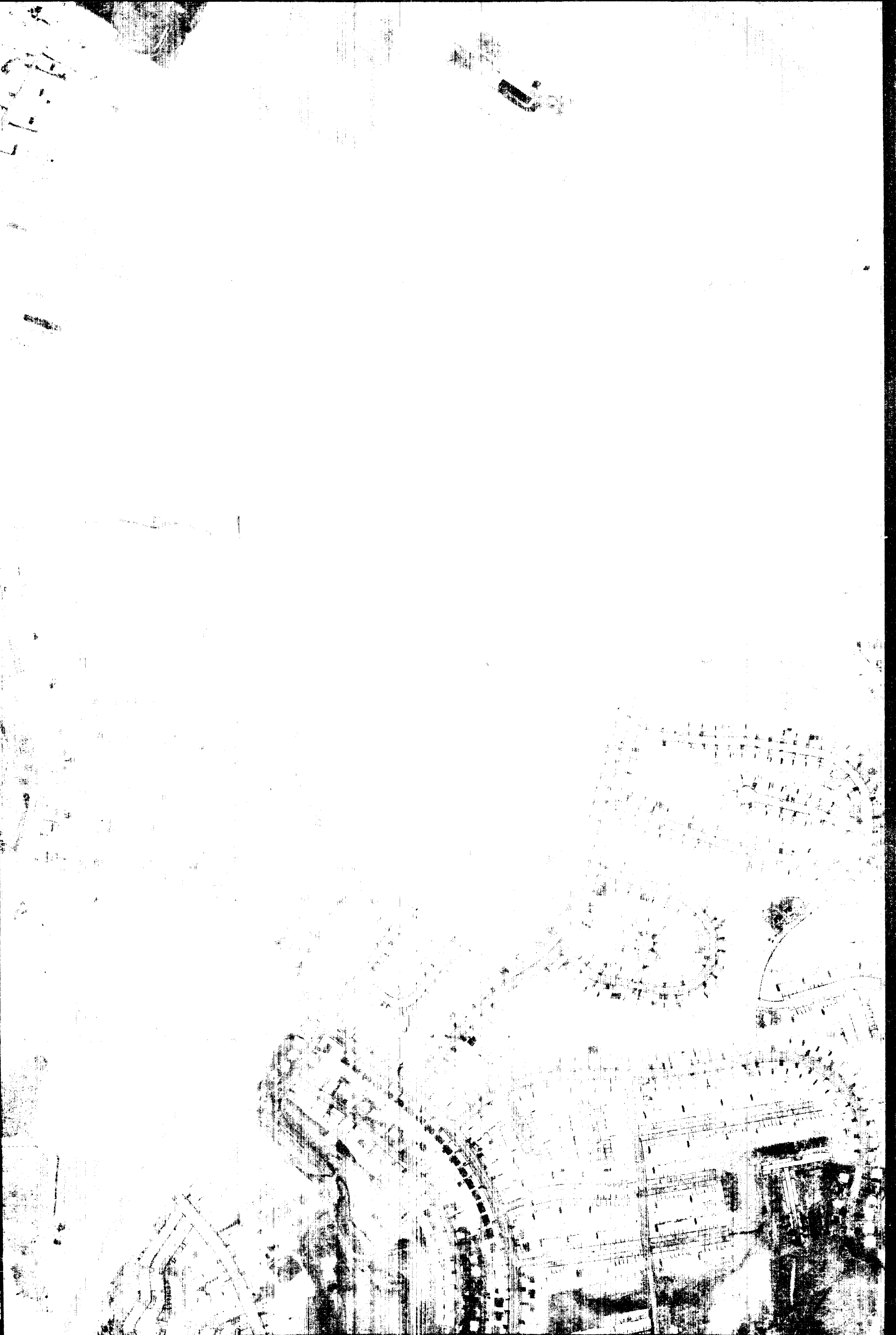
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/28/95
date

Ernest T. Hester
NOTARY PUBLIC

My Commission Expires: 11/30/98

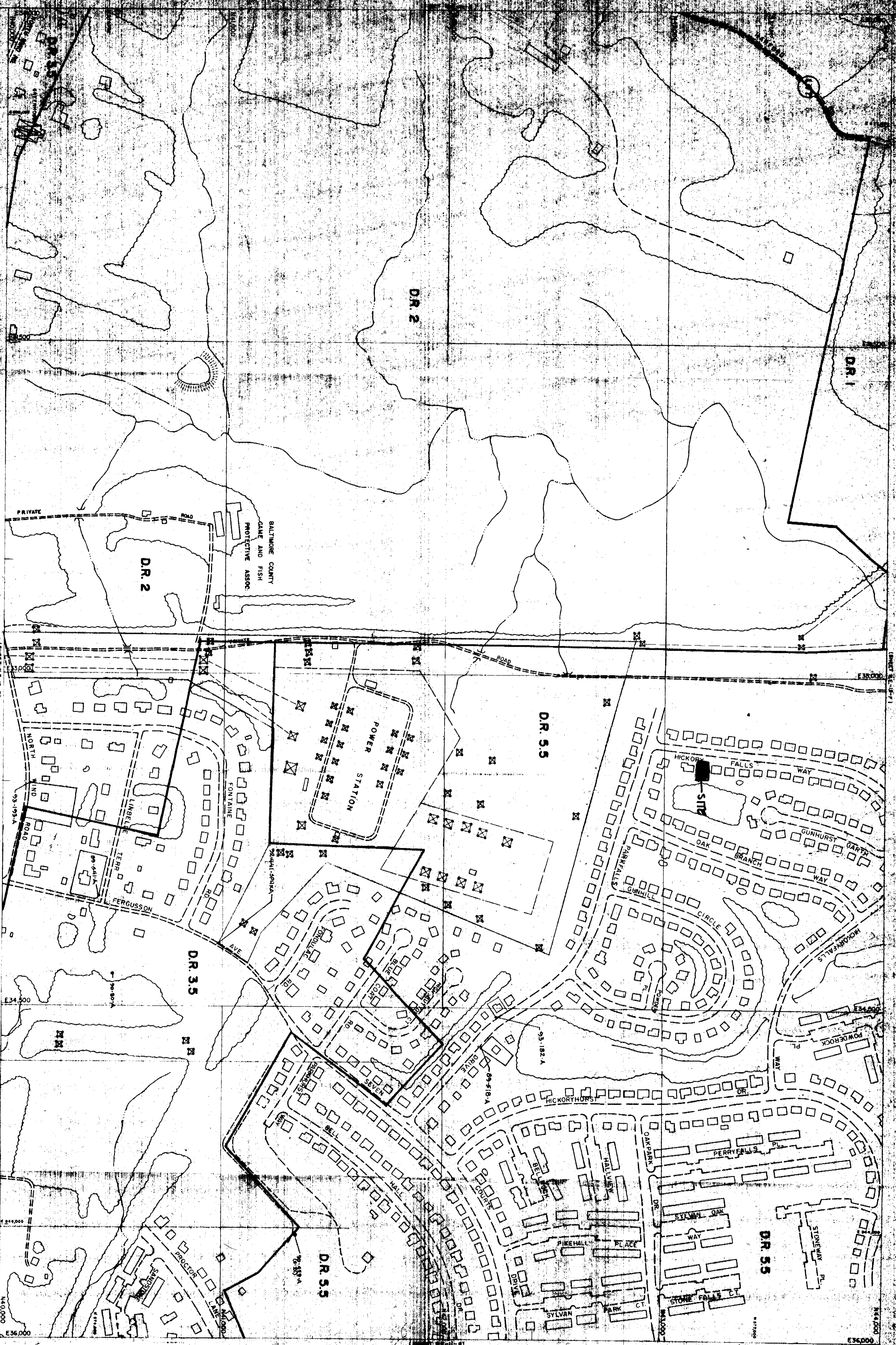


PRODUCED BY AEROPHOTOGRAPHICS, INC.
BALTIMORE, MD 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	CUB HILL CARNEY AREA	N.E. 11-F MICROFILMED # 966
DATE OF PHOTOGRAPHY JANUARY 1986		

95-399-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William J. Howard
Chairman, County Council

SCALE 1" = 200'	LOCATION CUB HILL CARNEY AREA	SHEET NE. 11-F
DATE OF PHOTOGRAPHY JANUARY 1986		

95-399-A

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Hickory Falls Rd., 250 ft. * ZONING COMMISSIONER
N of c/l Park Falls Drive * 9505 Hickory Falls Road
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District * Case No. 95-399-A
Gary M. Gabris, et al *
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 9505 Hickory Falls Way in the Oakhurst subdivision of Baltimore County. The Petition is filed by Gary M. Gabris and Suzanne Gabris, property owners. Variance relief is requested from Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (BCZR) to permit a distance of 13 ft., between dwellings, in lieu of the required 25 ft. The subject property and relief requested are more particularly described on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Variance. The case was originally filed as a Petition for Administrative Variance. In certain instances, variance relief may be granted administratively without a public hearing. However, a public hearing was requested by the Zoning Commissioner in order to clarify several issues relating to the Petitioners' request.

Appearing at the requisite public hearing held for this case were the aforementioned property owners/Petitioners, Gary M. Gabris and Suzanne M. Gabris. There were no Protestants or other interested persons present. However, the Petitioners did provide a letter in support of the variance from their neighbors.

Testimony and evidence offered was that the subject site is approximately .15 acres in area and is zoned D.R.5.5. The site is within the Oakhurst residential subdivision and is improved by a 2 story brick and

frame single family dwelling. The existing dwelling features an attached one car garage and driveway. The Petitioners indicated that they desire to expand the garage and convert same so as to provide storage space for a second car. A 12 ft. wide by 27 ft. 5 inches deep attached garage is proposed. Likewise, the driveway serving the existing garage will be widened to provide vehicular access. The Petitioners cite as reasons in support of their request the need for additional storage space and security.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. I am persuaded that the Petitioners have satisfied the requirements for the grant of a variance set forth in Section 307 of the BCZR and the case law. Clearly, an additional construction to the house on any portion of the dwelling other than proposed is not practical.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of July, 1995 that a variance from Section 1B01.2.C.6 of the Baltimore County Zoning Regulations (BCZR) to permit a distance of 13 ft., between dwellings, in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restrictions.

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall

contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmitt
LAWRENCE E. SCHMITT
Zoning Commissioner
for Baltimore County

LES/mnn

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



July 19, 1995

(410) 887-4386

Mr. and Mrs. Gary M. Gabris
9505 Hickory Falls Way
Baltimore, Maryland 21236

RE: Case No. 95-399-A
Petition for Variance
Property: 9505 Hickory Falls Way

Dear Mr. and Mrs. Gabris:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmitt
LAWRENCE E. SCHMITT
Zoning Commissioner

LES:mnn
att.

Printed with Soy-based Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9505 Hickory Falls Way,
which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)
17301.2.C.6 (V.R. 3 b, 1970) to permit 13' between dwellings
in lieu of 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
see reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)
Suzanne Gabris
Signature
Gary M. Gabris
Signature
Suzanne Gabris
Signature
9505 Hickory Falls Way 529-2331
Baltimore, MD 21236
Suzanne Gabris 444-5200
9505 Hickory Falls Way 529-2331

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 9505 Hickory Falls Way
Baltimore, MD 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We have local open space in the back and a fire hydrant within 100' of our house. There are no windows on the sides between the 2 houses where the addition would go. Our neighbors have ok'd the addition. They have put additions on their house + improved it. We have one of the smaller houses in the neighborhood + would like to upgrade it to be similar to the rest of the neighbors. Our house is offset, with 17' on the addition side. We can not fully utilize our lot if we can't add on.

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a repaving and advertising fee and may be required to provide additional information.

Suzanne Gabris
Signature
Gary M. Gabris
Signature

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 26th day of April, 1995, before me a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Suzanne Gabris and Gary M. Gabris

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal
4/28/95
My Commission Expires: 11/30/98

#396
95-399-A
Beginning on the east side of Hickory Falls Way,
50 feet wide, at a distance of 250 feet north
of the centerline of Park Falls Drive. Being Lot
53 of the Oakhurst subdivision, Section 3,
Plot 1, as recorded in Plot Book 42, Folio 152.
Also known as 9505 Hickory Falls Way containing
.15 acres in the 11th Election District

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 5/12/95
Posted for: Suzanne & Gary Gabris
Petitioner: Suzanne & Gary Gabris
Location of property: 9505 Hickory Falls Rd.
Location of Sign: 9505 Hickory Falls Rd. during 70x40 ft.
Remarks:
Posted by: [Signature] Date of return: 5/12/95
Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R 001-4190

Number

Taken on 5/12/95

Item: 396

Gabris, Suzanne - 9505 Hickory Falls Way
010 - R.R. Lien - \$50.00
050 - Sign posting - \$35.00
Total - \$85.00

SEAL#0027M12HRC

PA 011122AP05-03 25

Please Make Checks Payable To: Baltimore County

Cashier Validation

REVIEWED BY: MK DATE: 5/14/95
ESTIMATED POSTING DATE: 5/14/95

Printed with Soy-based Ink
on Recycled Paper

ITEM #:
396

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 6/10/95
Posted for: Variances
Petitioner: Suzanne & Gary Gabris
Location of property: 9505 Hickory Falls Rd. E.P.
Location of Sign: Posting Noted by a property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 6/23/95
Number of Signs: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/22, 1995
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/22, 1995.

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case: 95-399-A (Item 396)
9505 Hickory Falls Road
E/S Hickory Falls Road, 250' W of c/l Parkfalls Drive
11th Election District - 5th Councilmanic
Legal Owner(s): Suzanne Gabris and Gary M. Gabris
Hearing: Monday, July 17, 1995 at 11:30 a.m. in Room 118, Old Courthouse.
Variance to permit 13 feet between dwellings in lieu of 25 feet.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
6272 June 22.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 396

Petitioner: Suzanne Gabris

Location: 9505 Hickory Falls Way 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Suzanne Gabris

ADDRESS: 9505 Hickory Falls Way

Baltimore, MD 21236

PHONE NUMBER: 529-7331

Adjggs

(Revised 04/09/91)

TO: PUTNEY PUBLISHING COMPANY
June 22, 1995 Issue - Jeffersonian

Please forward billing to:

Suzanne and Gary Gabris
9505 Hickory Falls Way
Baltimore, MD 21236
529-2331

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-399-A (Item 396)
9505 Hickory Falls Road
E/S Hickory Falls Road, 250' W of c/l Parkfalls Drive
11th Election District - 5th Councilmanic
Legal Owner(s): Suzanne Gabris and Gary M. Gabris
HEARING: MONDAY, JULY 17, 1995 at 11:30 a.m. in Room 118, Old Courthouse.

Variance to permit 13 feet between dwellings in lieu of 25 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-399-A (Item 396)
9505 Hickory Falls Road
E/S Hickory Falls Road, 250' W of c/l Parkfalls Drive
11th Election District - 5th Councilmanic
Legal Owner(s): Suzanne Gabris and Gary M. Gabris
HEARING: MONDAY, JULY 17, 1995 at 11:30 a.m. in Room 118, Old Courthouse.

Variance to permit 13 feet between dwellings in lieu of 25 feet.

Arnold Jablon
Director

cc: Suzanne and Gary Gabris

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 11, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-399-A (Item 396)
9505 Hickory Falls Road
E/S Hickory Falls Road, 250' W of c/l Parkfalls Drive
11th Election District - 5th Councilmanic
Legal Owner(s): Suzanne Gabris and Gary M. Gabris

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 14, 1995. The closing date (May 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature]

Arnold Jablon
Director

cc: Suzanne Gabris and Gary Gabris

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 25, 1995

Mr. and Mrs. Gary M. Gabris
9505 Hickory Falls Way
Baltimore, Maryland 21236

RE: Item No.: 396
Case No.: 95-399-A
Petitioner: G. M. Gabris

Dear Mr. and Mrs. Gabris:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
[Signature]

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 16, 1995

SUBJECT: 9505 Hickory Falls Way

INFORMATION:

Item Number: 396

Petitioner: Gabris Property

Property Size: _____

Zoning: DR-5.5

Requested Action: Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The applicants request a variance to permit a setback of 13' in lieu of the required 25'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: [Signature]

Division Chief: [Signature]

PK/JL

ITEM 396/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 5/15/95

DATE: 5/14/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 393
394
395
396
398
399
400

LS:sp

LETTY2/DEPRM/TXTSBP



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 15, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 392, 394, 395, 396, 397, 398, 399 AND 400.

RECEIVED
MAY 16 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoli
Administrator

5-12-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 396 (MTK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 22, 1995
Item No. 396

The Developers Engineering Section has reviewed the subject zoning item. The driveway entrance to the proposed garage is to be built per Department of Public Works Standard Plate B-15A, Typical Driveway Entrance, sidewalk to curb distance varies. A curb cut permit is required.

RWB:aw

To Whom It May Concern,
I have no objections to the
proposed garage addition at 9505 Hickory
Falls Way. Gary and/or Suzanne Gabris
have fully described the addition to me.

John V. Minick
9505 Hickory Falls Way

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

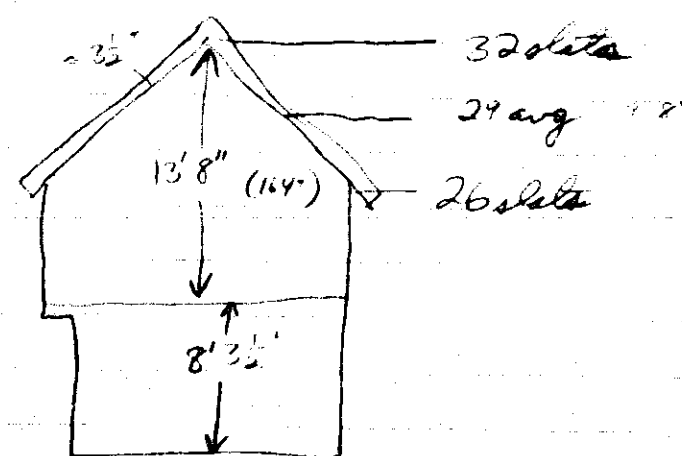
Herbert P. Fisher B. Ksh
GARY & SUZANNE GABRIS

#16 Opie Rd 21162
9505 HICKORY FALLS WAY 21236

396

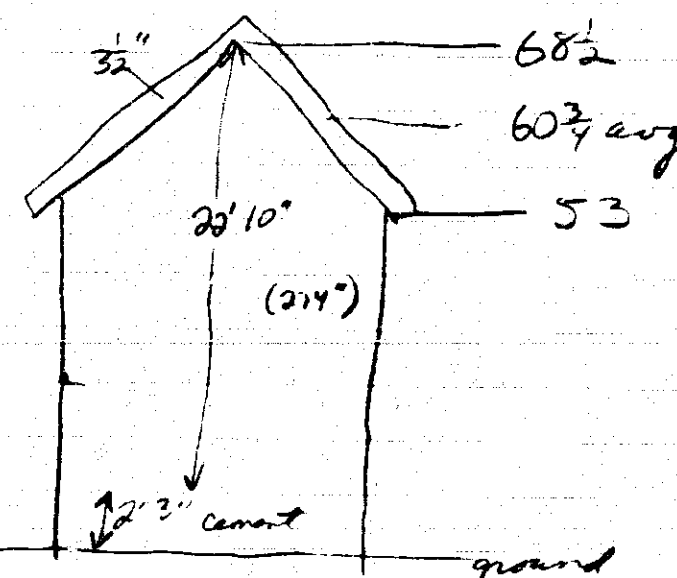
our house

li 22' 3"
avg 18' 3"
low



Peg's house

li 26' 4 1/2"
avg 22' 4 1/2"
low



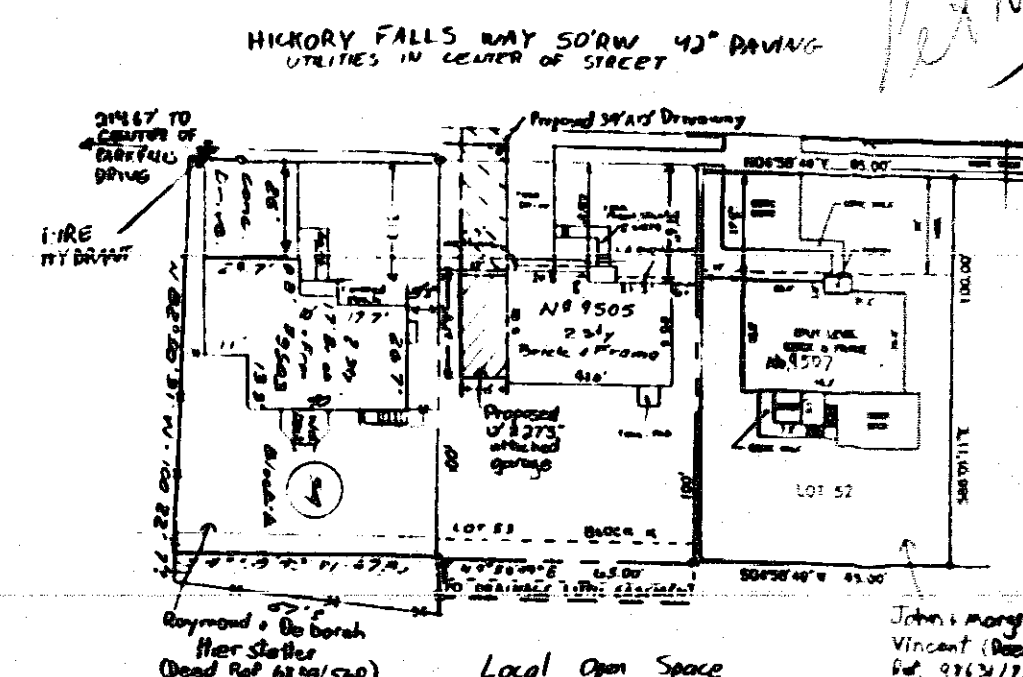
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9505 Hickory Falls Way

Subdivision name: *Delkrist*
plat book # *42*, folio # *132*, lot # *53*, section # *3*

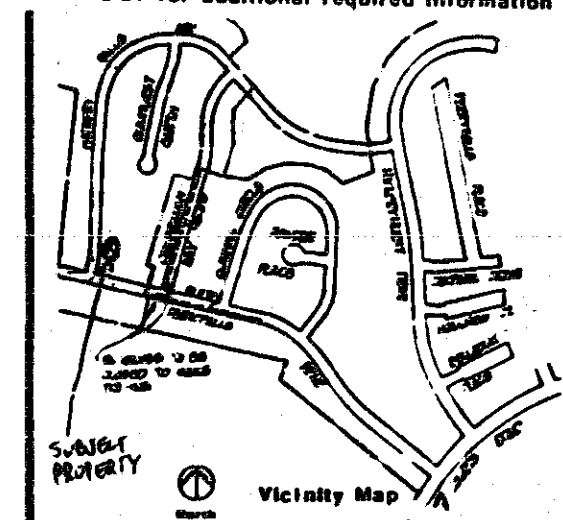
OWNER: *Suzanne & Gary A. Gabris*

95-399-A



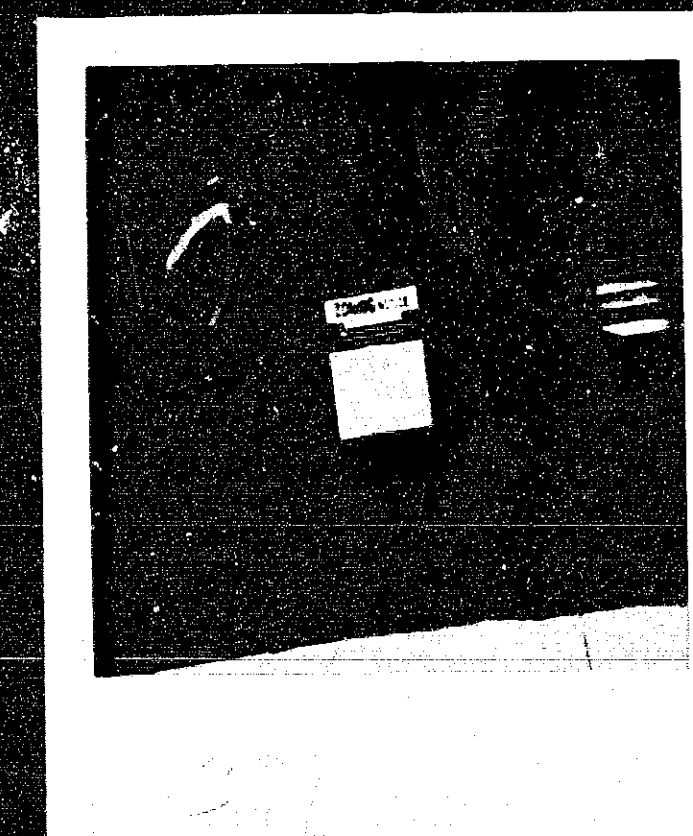
date: *5/12/95*
prepared by: *S. Gabris* Scale of Drawing: 1" = 50'

see pages 5 & 6 of the CHECKLIST for additional required information



LOCATION INFORMATION
Election District: *11*
Councilmanic District: *5*
1"=200' scale map: *NEH-F*
Zoning: *DR 5-5*
Lot size: *0.15* acreage *6580* square feet
SEWER: ☒ WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: *NONE*

Zoning Office USE ONLY!
reviewed by: *MTK* ITEM #: *396* CASE#:



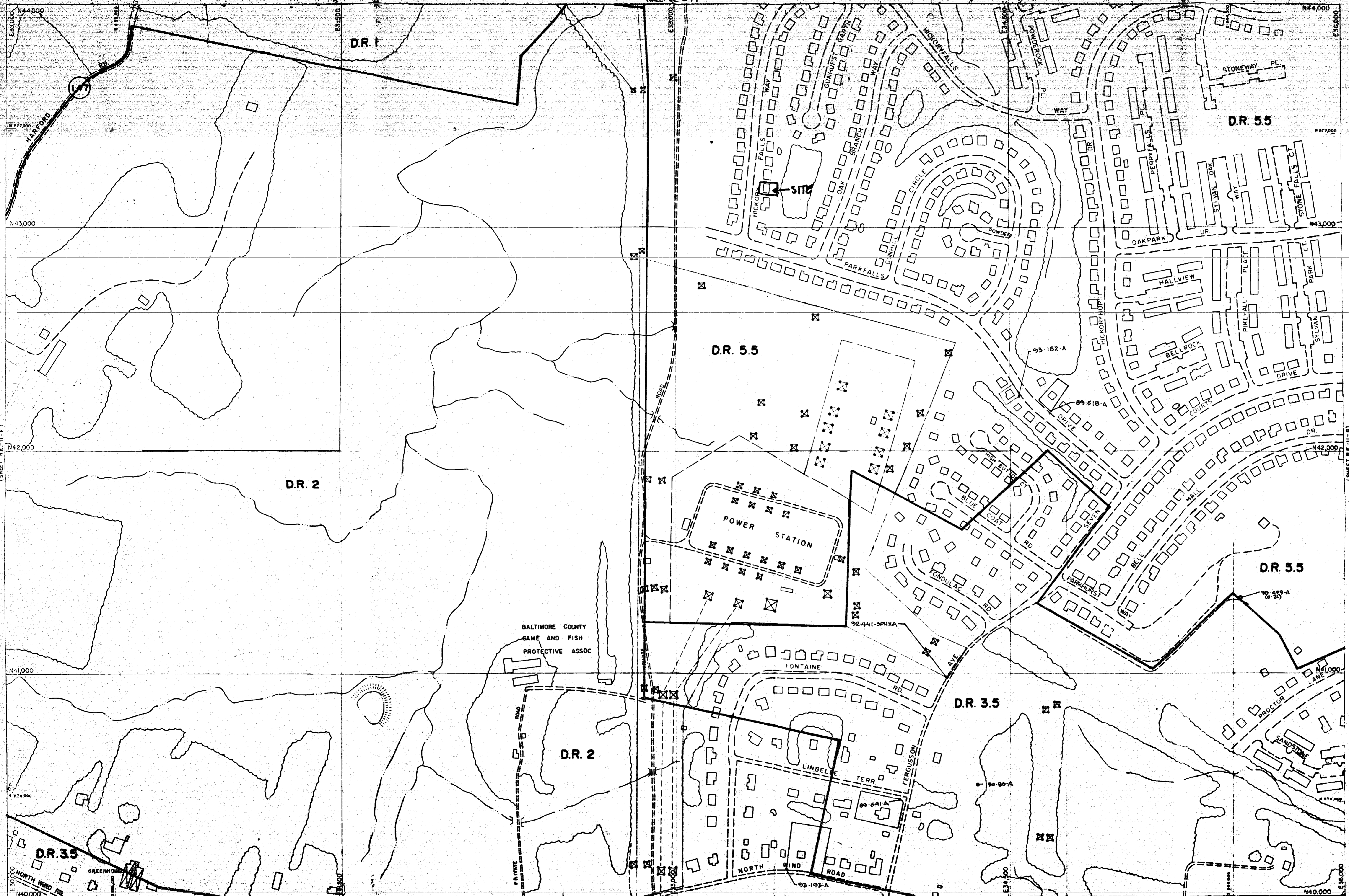
95-399-A

*Side of house
where garage is
being placed.*



*Side of house
where garage is
being placed.*

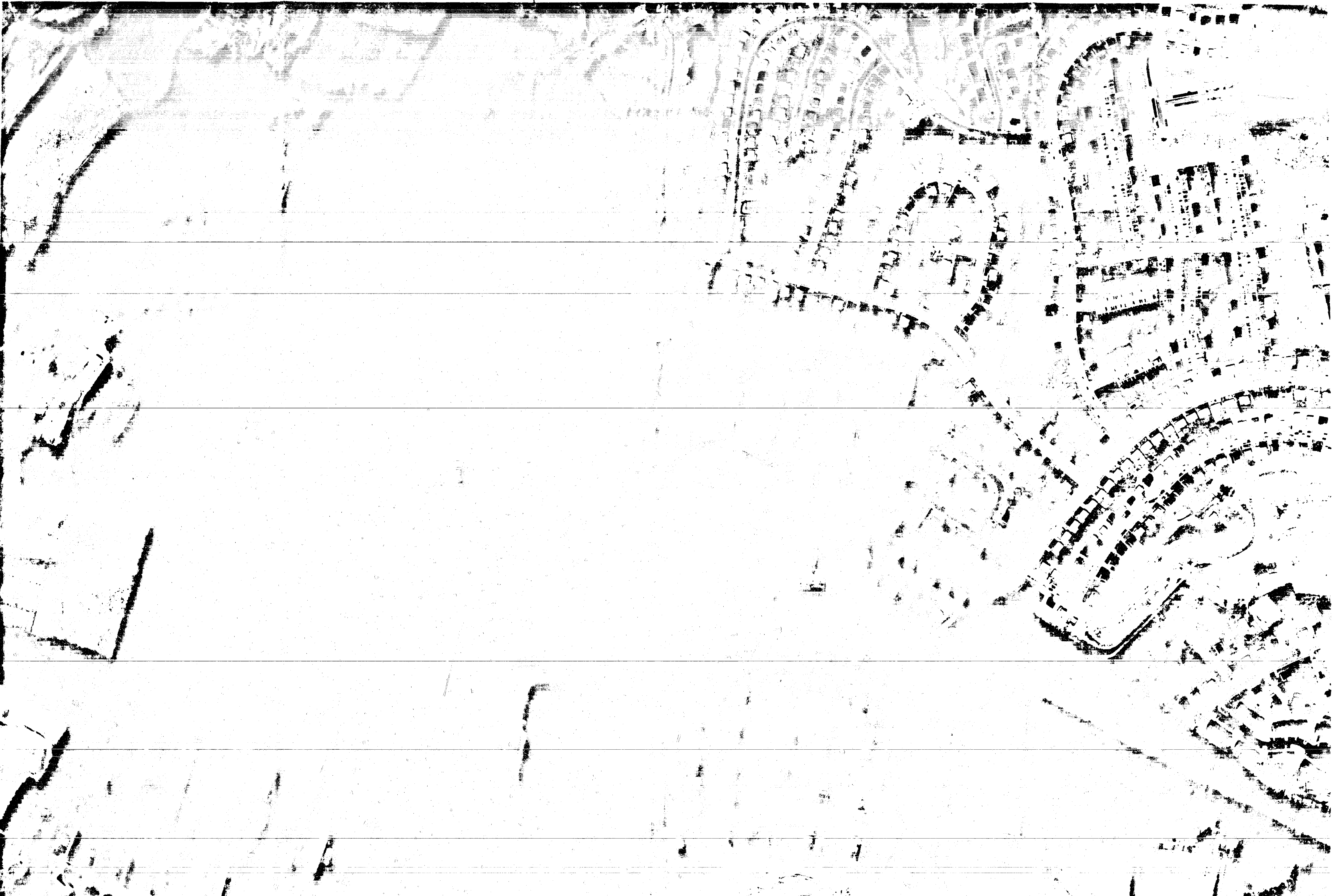




R-SE Q-SW N-NE M-NW		1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Ord. Nos. 144-92, 145-92, 146-92, 147-92, 148-92, 149-92, 150-92		BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Ord. Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92		SCALE 1" = 200' ±		LOCATION CUB HILL CARNEY AREA		SHEET N.E. 11-F	
THIS MAP HAS BEEN REVIEWED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21016				William H. Howard Chairman, County Council				DATE OF PHOTOGRAPHY JANUARY 1986					

95-399-A

#396



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE 1" = 200' ±	LOCATION CUB HILL CARNEY AREA	SHEET N.E. 11-F #396
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95-399-A